

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF PUERTO RICO

IN RE : MENDEZ TORRES, LUIS A DEBTOR(S)	CASE NUMBER: 02-11195 (SEK) (Chapter 7) NO ASSET CASE
--	--

RECEIVED 11:10 FILED
CASHIER 1
2003 JAN 10 AM 9:46
U.S. BANKRUPTCY COURT
FOR THE DISTRICT OF
PUERTO RICO

NOTICE OF ABANDONMENT OF PROPERTY

TO: THE UNITED STATES TRUSTEE, DEBTOR(S) AND PARTIES IN INTEREST

Notice pursuant to 11 U.S.C. Section 554(a) was given through the 341 Meeting Notice whereby the Trustee notified his intention to abandon any real property or scheduled property at this Section 341 Meeting.

The property being abandoned is as follows:

Real Property: Located at Calle 411 bloque 141-16, Villa Carolina, Carolina, Puerto Rico

<u>100%Value:</u>	<u>Amount Secured:</u>	<u>Estimated Expenses:</u>	<u>Claimed Exemptions:</u>	<u>Value to the Estate:</u>
\$90,000.00	72,000.00	0.00	18,000.00	0.00

Documents Included: Appraisal () Creditors Statement () Proof of Lien2()
Enter zero (0) if estimated expenses and/or amount secured exceed actual or estimated value.

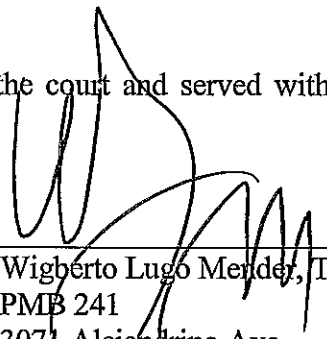
<u>Other Property</u>	<u>Value</u>	<u>Amt. Secured</u>	<u>Claimed Exemptions</u>	<u>Value to Estate</u>
-----------------------	--------------	---------------------	---------------------------	------------------------

THIS BEING A NO ASSET CASE, THE TRUSTEE HEREBY REQUESTS THIS HONORABLE COURT TO ORDER THE CLERK'S OFFICE TO GIVE NOTICE OF THIS ABANDONMENT TO ALL CREDITORS AS PER THE MASTER ADDRESS LIST.

Reasons for abandonment:
Property is burdensome or has no value to the estate.

Objections to abandonment must be filed in writing with the court and served within fifteen (15) days of the mailing of this notice.

Date 1/9/03


Wigberto Lugo Mender, Trustee
PMB 241
3071 Alejandrino Ave
Guaynabo, PR 00969-7035
Tel. (787) 708-0333
Fax. (787) 708-0330

(7)

cc: all creditors

JAN 14 2003
noting

LOAN PAYOFF REQUEST

BORROWER

LUIS A MENDEZ TORRES
THILZA CORDOVA MARTINEZ
URB. COUNTRY CLUB
MC19 CALLE 400
CAROLINA, PR 00982-1848

SERVICER

DORAL FINANCIAL
1451 F.D. ROOSEVELT AVE.
SAN JUAN, PR 00920-2717
787-474-6400

ACCOUNT NUMBER 1- 411291

REPAYMENT CODE 0 LOAN TYPE 1 FHA LOAN

PROPERTY ADDRESS URB VILLA CAROLINA 141-16- CALLE
411, CAROLINA, PR 00985

DATE 1-07-03

LOAN BALANCE (ORIGINAL LOAN \$ 75460.00) \$ 68819.10

INTEREST 11-01-02 TO 2-01-03
RATE 3 PERIODS @ 07.5000 % (360) \$ 1290.36
PER DIEM 0 DAYS @ \$ 14.1409 (365) \$.00

TOTAL INTEREST DUE \$ 1290.36

LATE FEES DUE

\$ 63.35

COSTS

ENVIO DOCUMENTOS
L/C
RESERVA REQUERIDA
C/P C.MATOS

NOTA:

El importe del Balance de
Cancelación debe realizarse
mediante Cheque Certifica-
do, Giro Bancario o Cheque
de Gerente.

TOTAL COSTS \$ 31.11
PREPAYMENT FEE \$.00

FEES - CHARGES DUE \$ 33.94
BANKRUPT LEDGER/FORECLOSURE EXPENSES \$.00
PRINCIPAL ADVANCED \$.00

SUBTOTAL \$ 70237.86

LESS

ESCROW RESERVES \$ 468.94
ACCRUED ESCROW INTEREST \$.00
CURRENT ESCROW INTEREST \$.00
ESCROW APPROVED TO PAY \$.00

LENDER WILL REFUND \$ 468.94
ESCROW APPLIED TO PAYOFF \$.00
PARTIAL BALANCE \$.00
BUYDOWN BALANCE \$.00

TOTAL FUNDS REQUIRED TO PAYOFF LOAN \$ 70237.86

PAYOFF FIGURE IS GOOD TO 1/31/03 2-01-03. VOID AFTER THIS DATE.

IMPORTANTE:** ESTE BALANCE ESTA SUJETO A VERIFICACION FINAL AL MOMENTO
DE PRESENTARSE PARA CANCELACION. CARGOS ADICIONALES PUEDEN SURGIR DES-
PUES DE LA FECHA DE EMISION DE ESTE BALANCE. ** IMPORTANTE**

SIGNED

Delmaro Delle

Prepared by: CA.MATOS

LS209.0 MC OFFICE Software

Summary Appraisal Report

UNIFORM RESIDENTIAL APPRAISAL REPORT

LC VILLA CAROLINA

File No. LC-2003-01

Property Description

Property Address 141-16 411 ST. VILLA CAROLINA DEV.
Legal Description 324.00 SQUARE METERS (SEE MASTER)
Assessor's Parcel No. N/A

City CAROLINA

State P.R. Zip Code 00983
County 031

Tax Year N/A

R.E. Taxes \$ 0.00

Special Assessments \$ 0.00

Borrower LUIS MENDEZ

Current Owner LUIS MENDEZ

Occupant: ☒ Owner ☐ Tenant ☐ VacantProperty rights appraised ☒ Fee Simple ☐ LeaseholdProject Type ☐ PUD☐ Condominium (HUD/VA only)

HOA \$ /Mo.

Neighborhood or Project Name VILLA CAROLINA DEV.

Map Reference 7440

Census Tract 508.02

Sale Price \$ N/A Date of Sale N/A

Description and \$ amount of loan charges/concessions to be paid by seller N/A

Lender/Client OWNERS KNOW LEDGE

Address

Appraiser ROBERTO SANTIAGO AYALA

Address VIA 23 LL 24 VILLA FONTANA CAROLINA P.R.

Location ☒ Urban ☐ Suburban ☐ Rural

Predominant

Single family housing

Present land use %

Land use change

Built up ☒ Over 75% ☐ 25-75% ☐ Under 25%

PRICE

AGE

One family 80

☒ Not likely ☐ LikelyGrowth rate ☐ Rapid ☒ Stable ☐ Slow

Occupancy

70 Low 20

2-4 family 10

☐ In processProperty values ☐ Increasing ☒ Stable ☐ Declining☒ Owner

150 High 40

Multi-family 00

To: NO LAND USE

Demand/supply ☐ Shortage ☒ In balance ☐ Over supply☒ Tenant

Predominant

Commercial 05

CHANGE ANTICIPATED

Marketing time ☐ Under 3 mos. ☒ 3-6 mos. ☐ Over 6 mos.☐ Vac.(over 5%)

100 30

05

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood boundaries and characteristics: IN THE NORTH:VILLA CAROLINA DEV...; IN THE SOUTH: MONSERRATE AVE.; IN THE WEST: ROBERTO CLEMENTE AVE. IN THE EAST:VILLA CAROLINA DEV.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):

NO ADVERSE FACTOR WHICH MIGHT AFFECT MARKETABILITY WERE OBSERVED AT TIME OF INSPECTION, SUBJECT PROPERTY IS LOCATED ON A MIDDLE INCOME SOCIO ECONOMIC COMMUNITY AT THE URBAN AREA OF CAROLINA MUNICIPALITY. IT IS SERVED BY ALL INHERENT URBAN UTILITIES AND COMMUNITY FACILITIES. TRANSPORTATION AVAILABLE AT ROBERTO CLEMENTE AVE.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):

INVESTIGATION OF MARKET DATA AT SUBJECTS NEIGHBORHOOD SHOWS THAT SALE OF PROPERTIES IN THE AREA TYPICALLY TAKES OVER SIX MONTHS.NO SPECIAL FINANCING CINCESSIONS ARE NEEDED BECAUSE FINANCING IS READILY AVAILABLE FROM A VARIETY OF SOURCES.

Project Information for PUDs (if applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)?

☐ Yes ☐ No

Approximate total number of units in the subject project

Approximate total number of units for sale in the subject project

Describe common elements and recreational facilities: NOT A PUD DEVELOPMENT.

Dimensions SEE LEGAL DEED

Site area 324.00 SM

Corner Lot ☐ Yes ☒ No

Topography

LEVEL

Specific zoning classification and description RESIDENTIAL

Size

TYPICAL

Zoning compliance ☒ Legal ☐ Legal nonconforming (Grandfathered use) ☐ Illegal ☐ No zoning

Shape

RECTANGULAR

Highest & best use as improved: ☒ Present use ☐ Other use (explain)

Drainage

ADEQUATE

Utilities Public Other

View

AVERAGE

Electricity

☒

Off-site Improvements

Type

Public

Private

Landscaping

AVERAGE

Gas

☐

Street

ASPHALT

☒☐

Driveway Surface

YES/CONCRETE

Water

☒

Curb/gutter

CONCRETE

☒☐

Apparent easements NONE OBSERVED

Sanitary sewer

☒

Sidewalk

CONCRETE

☒☐FEMA Special Flood Hazard Area ☒ Yes ☐ No

Storm sewer

☒

Street lights

CONCRETE

☒☐

FEMA Zone C

Map Date 12-90

Alley

NONE

☐☐

FEMA Map No. 720000-0058 C

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.):

NO ADVERSE

EASEMENTS, ENCROACHMENTS OR SPECIAL ASSESSMENTS WERE OBSERVED IN THE INSPECTION DATE. FLOOD INSURANCE IS RECOMENDED.

GENERAL DESCRIPTION

EXTERIOR DESCRIPTION

FOUNDATION

BASEMENT

INSULATION

No. of Units ONE

Foundation R.C.

Slab R.C.

Area Sq. Ft. NONE

Roof N/A ☐

No. of Stories ONE

Exterior Walls RC/CB

Crawl Space NONE

% Finished N/A

Ceiling N/A ☐

Type (Det./Att.) DETACH

Roof Surface R.C.

Basement NONE

Ceiling N/A

Walls N/A ☐

Design (Style) AVERAGE

Gutters & Dwnspts. R.C.

Sump Pump NO

Walls N/A

Floor N/A ☐

Existing/Proposed YES

Window Type ALUM/GLASS

Dampness NO EVID.

Floor N/A

None ☒

Age (Yrs.) 30

Storm/Screens NONE

Settlement NO EVID.

Outside Entry N/A

Unknown N/A ☐

Effective Age (Yrs.) 09

Manufactured House NONE

Infestation NO EVID.

ROOMS Foyer Living Dining Kitchen Den

Family Rm. Rec. Rm. Bedrooms # Baths Laundry Other Area Sq. Ft.

Basement

Level 1

1 1 1

Level 2

Finished area above grade contains:

6 Rooms;

3 Bedroom(s);

2 Bath(s);

1,125 Square Feet of Gross Living Area

INTERIOR Materials/Condition

HEATING

KITCHEN EQUIP.

ATTIC

AMENITIES

CAR STORAGE:

Floors CER/AVE

Type N/A

Refrigerator ☒ None☒ Fireplace(s) #☐ None ☐

Walls C.B./AVE

Fuel N/A

Range/Oven ☒ Stairs☐ Patio☒ Garage # of cars

Trim/Finish CONCRETE/AVE

Condition N/A

Disposal ☐ Drop Stair☐ Deck☐ Attached X

Bath Floor CERAMIC/AVE

COOLING YES

Dishwasher ☐ Scuttle☐ Porch☒ Detached

Bath Wainscot CERAMIC/AVE

Central N/A

Fan/Hood ☒ Floor☐ Fence☒ Built-In

Doors WOOD/AVE

Other N/A

Microwave ☒ Heated☐ Pool☐ Carport YES

Condition YES

Washer/Dryer ☒ Finished☐☐ Driveway CONCRETE

Additional features (special energy efficient items, etc.): FENCES, PAVED AREAS,I/W, CARPORT,PCH,STUDIO.

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.:

NO

FUNCTIONAL OR EXTERNAL OBSOLESCENCE NOTED AT THE TIME OF INSPECTION. GENERAL ESTIMATED DEPRECECTION 15 %.

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property.: NO ADVERSE ENVIRONMENTAL CONDITIONS WERE OBSERVED IN THE SUBJECT SITE.

LC VILLA CAROLINA

File No. LC-2003-01

UNIFORM RESIDENTIAL APPRAISAL REPORT

Valuation Section

COST APPROACH

ESTIMATED SITE VALUE	324.00	= \$	25,900
ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:			
Dwelling 1,125 Sq. Ft. @\$ 55.00	= \$	61,900	
Sq. Ft. @\$	=		
P/A,PCH,IW,FNC,STUDIO.	=	10,000	
Garage/Carport 308 Sq. Ft. @\$ 25.00	=	7,700	
Total Estimated Cost New	= \$	79,600	
Less Physical Functional External			
Depreciation 11,900	= \$	11,900	
Depreciated Value of Improvements	= \$	67,700	
"As-Is" Value of Site Improvements	= \$		
INDICATED VALUE BY COST APPROACH	= \$	93,600	

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): SITE VALUE IS BASED OF REVIEW OF RECENT LAND SALES REPRODUCTION COST DEVELOPMENT BY USING MARSHALL AND SWIFT, VALUATION SERVICE VERIFIED BY APPRAISERS FILES AND LOCAL COST DATA. ECONOMIC REMAINING LIFE WAS 50 YEARS.

SALES COMPARISON ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
141-16 411 ST. VILLA	22-12 18 ST. VILLA CAROLINA	111 -41 80 ST. VILLA	184-30 519 ST. VILLA	
Address CAROLINA DEV.	CAROLINA	CAROLINA DEV.	CAROLINA DEV.	
Proximity to Subject	SAME DEV.	SAME DEV.	SAME DEV.	
Sales Price	\$ N/A	\$ 92,000	\$ 90,000	\$ 85,500
Price/Gross Living Area	\$ 82.96	\$ 69.77	\$ 77.73	
Data and/or	FIELD	LUIS ABREU & ASSOCIATES	LUIS ABREU & ASSOCIATES	LUIS ABREU & ASSOCIATES
Verification Source	INSPECTION	OFFICE FILES	OFFICE FILES	OFFICE FILES
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing				
Concessions				
Date of Sale/Time	06/02	05/02	08/02	
Location	AVERAGE	AVERAGE	AVERAGE	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	
Site	324.00 SM	406 SM	336 SM	324 SM
View	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Design and Appeal	AVERAGE	AVE/AVE	AVE/AVE	AVE/AVE
Quality of Construction	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Age	30 YEARS	32 YEARS	25 YEARS	35 YEARS
Condition	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	6 3 2	6 3 2	6 3 2	6 4 2
Gross Living Area	1,125 Sq. Ft.	1,109 Sq. Ft.	1,290 Sq. Ft.	1,100 Sq. Ft.
Basement & Finished	NONE	NONE	NONE	NONE
Rooms Below Grade	N/A	NONE	NONE	NONE
Functional Utility	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Heating/Cooling	NONE	NONE	NONE	NONE
Energy Efficient Items	NONE	NONE	NONE	NONE
Garage/Carport	EXT CARPORT	EXT CARPORT	EXT CARPORT	EXT CARPORT
Porch, Patio, Deck	IW,PA,FNC,PCH	PA,FNC,IW,LND	IW,PA,FNC,PCH	IW,PA,FNC,PCH
Fireplace(s), etc.	STUDIO	PCH,ALM CPT	NONE	LAU,STG,BTH
Fence, Pool, etc.				
Net Adj. (total)	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	900 <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	700 <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	4,200 <input checked="" type="checkbox"/> + <input type="checkbox"/> - \$
Adjusted Sales Price	Net 1.0 %	Net 0.8 %	Net 4.9 %	
of Comparable	Gross 13.4 % \$	Gross 18.6 % \$	Gross 4.9 % \$	
Comments on Sales Comparison (Including the subject property's compatibility to the neighborhood, etc.):	SALE ANALYSIS DATA INDICATES A RANGE OF VALUE FROM \$89,300.00 TO \$91,100.00. WITH THE MOST PROBABLE MARKET VALUE OF \$89,700.00 BEING INDICATED AT COMPARABLE #3 THE MOST RECENT SALE.			

RECONCILIATION

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data	NONE	NONE	NONE	NONE
Source, for prior sales	N/A	N/A	N/A	N/A
within year of appraisal	ACTUAL OWNER	P.RECORDS	P.RECORDS	P.RECORDS
Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal:				
AT THE TIME OF THIS APPRAISAL REPORT THE APPRAISER WERE NOT INFORMED OF ANY OF THE ABOVE. HOWEVER THE SPECIFIC SCOPE AREA IS NOT KNOWN AS A HIGHLY SPECULATIVE MARKET AREA.				

INDICATED VALUE BY SALES COMPARISON APPROACH	\$	89,700
INDICATED VALUE BY INCOME APPROACH (if Applicable)	Estimated Market Rent \$	/Mo. x Gross Rent Multiplier = \$
This appraisal is made	<input checked="" type="checkbox"/> "as is" <input type="checkbox"/> subject to the repairs, alterations, inspections or conditions listed below <input type="checkbox"/> subject to completion per plans & specifications.	
Conditions of Appraisal:	COMPARABLE SALES USED ARE FROM SAME SECTOR AND SIMILAR CHARACTERISTICS.	

Final Reconciliation: THE FINAL ESTIMATE OF MARKET VALUE IS BASED ON THE DIRECT SALES COMPARISON APPROACH METHOD OF VALUATION, WHICH IS WELL SUPPORTED BY THE COST APPROACH METHOD OF VALUATION.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 6/93).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 01-03-03

(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 89,700

APPRaiser: *Jennifer Santiago Ortiz* SUPERVISORY APPRAISER (ONLY IF REQUIRED):
Signature: *Roberto Santiago Ayala*
Name: JENNIFER SANTIAGO ORTIZ Name: ROBERTO SANTIAGO AYALA
Date Report Signed: 01-07-03 Date Report Signed: 01-07-03
State Certification # State P.R. State Certification # GENERAL CERTIFIED NO. 53 State P.R.
Or State License # E.P.A. 693 Or State License # E.P.A. LIC. NO. 207, FHA 2123 State P.R.

Subject Photo Page

Borrower/Client LUIS MENDEZ
Property Address 141-16 411 ST. VILLA CAROLINA DEV.
City CAROLINA County 031 State P.R.
Lender OWNERS KNOW LEDGE

Zip Code 00983



Subject Front

141-16 411 ST. VILLA
Sales Price N/A
GLA 1,125
Total Rooms 6
Total Bedrms 3
Total Bathrms 2
Location AVERAGE
View AVERAGE
Site 324.00 SM
Quality AVERAGE
Age 30 YEARS



Subject Rear

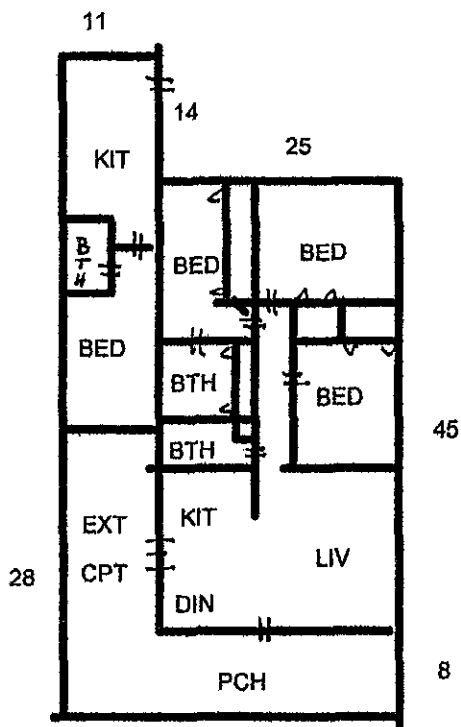


Subject Street

SKETCH ADDENDUM

File No. _____

Borrower _____			
Property Address _____			
City _____	County _____	State _____	Zip Code _____
Lender/Client _____		Address _____	




APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

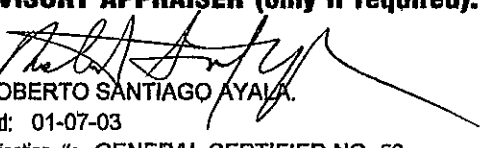
SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 141-16 411 ST. VILLA CAROLINA DEV., CAROLINA, P.R. 00983

APPRAISER:

Signature: 
 Name: JENNIFER SANTIAGO ORTIZ
 Date Signed: 01-07-03
 State Certification #:
 or State License #: E.P.A. 693
 State: P.R.
 Expiration Date of Certification or License:

SUPERVISORY APPRAISER (only if required):

Signature: 
 Name: ROBERTO SANTIAGO AYALA
 Date Signed: 01-07-03
 State Certification #: GENERAL CERTIFIED NO. 53
 or State License #: E.P.A. LIC. NO. 207, FHA 2123
 State: P.R.
 Expiration Date of Certification or License:

☒ Did ☐ Did Not Inspect Property

ESTADO LIBRE ASOCIADO DE PUERTO RICO
DEPARTAMENTO DE JUSTICIA
REGISTRO DE LA PROPIEDAD
SECCION SEGUNDA DE CAROLINA

Yo, Hon. Wilfredo Colòn Rosa, Registrador de la Propiedad de Puerto Rico, Seccion Segunda de Carolina, y a solicitud del Sr. Luis A. Mèndez Torres, quièn solicita certificaciòn de los folios de la finca número 28,194 correspondiente al término municipal del Municipio de Carolina.

CERTIFICO

Que todos los folios que surgen de la finca número 28,194 son fotocopias selladas e iniciadas del (los) folio (s) 99 al (los) folio (s) 101 inclusive del (los) tomo (s) 701 de Carolina.

PROPIETARIO REGISTRAL: Dicha propiedad consta inscrita a favor de: don LUIS ANTONIO MENDEZ TORRES y su esposa THILZA CORDOVA MARTINEZ. Segùn surge de la inscripciòn SEGUNDA.

CARGAS Y GRAVAMENES:

POR SU PROCEDENCIA: 1) Servidumbres.
2) Condiciones Restrictivas de Uso y Limitaciòn a la Construcciòn.


POR SI: 1) HIPOTECA: Por la suma principal de \$75,460.00 dòlares, en garantia de un pagarè a favor de First Financial Caribbean Corporation, haciendo negocios como H. F. Mortgage Bankers, o a su orden, segùn surge de la inscripciòn SEGUNDA.

Y no apareciendo de los Registros de Embargos a del Estado Libre Asociado de Puerto Rico, Gravámenes por Contribuciones a favor de Estados Unidos de América, Sentencias, Asiento alguno en relaciòn a dicha finca.

Expido la presente, hoy en Carolina, Puerto Rico, siendo las Ocho de la mañana del día 02 de enero del año 2,002.

Derechos: \$9.00
COMP. NUM: h-0000-7987c45a
NUMERO TRES ARANCEL

COT.


HON. WILFREDO COLON ROSA
Registrador de la Propiedad
Sección Segunda de Carolina

28194ca

